

**PB# 01-18**

**Carpet Mill Outlet  
(LLC)**

**35-1-54.1 & 53.21**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**

DATE: 6-7-01

**01-18**

CARPET MILL OUTLET L.L. CHG  
RT. 32 (HILDRETH) (KAUFMAN)

Map Number 115-01 City 1  
Section 35 Block 1 Lot 53.2 Town 1  
Village 1 New Windsor

Title: Borden, Seymour & Terri  
lot line plg.

Dated: 5-2-01 Reel 6-11-01  
Filed

Approved by James Pedro Jr.  
on 6-7-01

Record Owner Seymour & Terri Borden

(1 Sheet) 01-18

DONNA L. BENSON  
Orange County Clerk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BORDEN (CARPET MILL OUTLET)/KAUFMAN  
LOT LINE CHANGE

**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 35 – BLOCK 1 – LOTS 54.1 & 53.21

**PROJECT NUMBER:** 01-18

**DATE:** 9 MAY 2001

**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN  
THE REFERENCED LOTS, WITH LOT 54.1 INCREASING FROM  
THE ACTION. THE APPLICATION WAS PREVIOUSLY REVIEWED  
AT THE 10 JANUARY 2001 PLANNING BOARD MEETING.

1. The "receiving" lot (54.1) is substantially in the C zone, with a slight overlap into the PI zone. The parcel being conveyed from lot 53.21 is in the R-5 zone. Lot 53.21 is shown to maintain compliance with the most restrictive use group in the R-5 zone. Lot 54.1 is being made less non-conforming by the lot line action. The ZBA took action to formally approve the deficiencies on Lot 54.1 at their 3/26/01 meeting.
2. The Planning Board should verify if they assumed the position of Lead Agency under the SEQRA review process. I also recommend the Board classify this action as an unlisted action under SEQRA, and adopt a negative declaration. (both if not already done).
3. The Planning Board should verify if a determination has been made whether a Public Hearing will be necessary for this minor subdivision (in form of lot line change).
4. I am aware of no concerns with regard to this requested Lot Line change.

Respectfully Submitted,

  
**Mark J. Edsall, P.E., P.P.**  
**Planning Board Engineer**



P. B. #01-18  
Approval fee

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#524-2001**

**06/06/2001**

**Borden, Terri & Seymour**

**Received \$ 100.00 for Planning Board Fees on 06/06/2001. Thank you for stopping  
by the Town Clerk's office.**

**As always, It is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/07/2001	PLANS STAMPED	APPROVED
05/09/2001	P.B. APPEARANCE	LA:ND WVE PH APPR
01/10/2001	P.B. APPEARANCE	CONCEPTUALLY OK'D
01/03/2001	WORK SESSION	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE

APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLIC
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/05/2001	LEAD AGENCY DECLARED	05/09/2001	TOOK LA
ORIG	01/05/2001	DECLARATION (POS/NEG)	05/09/2001	DECL. NEG DEC
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/05/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/05/2001	WAIVE PUBLIC HEARING	05/09/2001	WAIVE PH
ORIG	01/05/2001	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4632	PAID		400.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	13.50		
05/09/2001	P.B. ATTY FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	204.00		
06/06/2001	RET. TO APPLICANT	CHG	94.50		
		TOTAL:	400.00	400.00	0.00

L.R.  
6/6/01

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE

APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	L.L. CHG APPROVAL FEE	CHG	100.00		
06/06/2001	REC. CK. #510	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE

APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	L.L. CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*Due*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4632	PAID		400.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	13.50		
05/09/2001	P.B. ATTY FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	204.00		
		TOTAL:	305.50	400.00	-94.50

*To be returned to  
applicant.*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4632	PAID		400.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	13.50		
05/09/2001	P.B. ATTY FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	18.00		
05/29/2001	P.B. ENGINEER FEE	CHG	204.00		
		TOTAL:	305.50	400.00	-94.50



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE

APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	L.L. CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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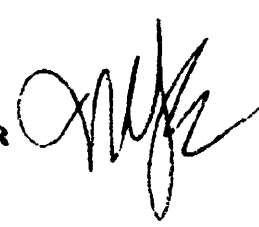
e-mail: mhpa@ptd.net

**MEMORANDUM**

(via fax)

29 May 2001

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: CARPET MILL OUTLET LOT LINE CHANGE**  
**NWPB APP. NO. 01-18**



The subject application received approval at the 9 May 2001 Planning Board meeting.

I am aware of no conditions on the approval, nor any corrections needed to the plans previously submitted.

As such, I am attaching herewith a copy of our time printout for the project, such that you can close out the file.

Call if you have any questions.

AS OF: 05/29/2001

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 82 06

NEW WINDSOR PLANNING BOARD (Charged to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

DAY: 13

FOR WORK DONE PRIOR TO: 05/29/2001

TASK NO	SEC	DATE	TRAN	EMPI	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS-----		
									EXP	BILLED	BALANCE
1-12	181024	01/03/01	TIME	MJE	MC CARPET MILL L/L	85.00	0.50	42.50			
1-13	181013	01/10/01	TIME	MJE	MC CARPET MILL L/L	85.00	0.50	42.50			
								85.00			
1-15	181015	02/23/01			BILL OF 212					85.00	
										-85.00	
1-18	181024	05/02/01	TIME	MJE	MS CARPET MILL L/L	85.00	0.40	34.00			
1-18	181024	05/02/01	TIME	MJE	MC CARPET MILL	85.00	0.50	42.50			
1-18	181500	05/09/01	TIME	MJE	MM carpet mill 1/1 appd	85.00	0.10	8.50			
1-18	182100	05/29/01	TIME	MJE	MC Closeout Carpet L/L	85.00	0.40	34.00			
					TASK TOTAL			204.00	0.00	-85.00	119.00
					GRAND TOTAL			204.00	0.00	-85.00	119.00

TOTAL P.07

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

RESULTS OF P.B. MEETING OF: May 9, 2001

PROJECT: Copper Mill Outlet L.L.Chg. I.D.# 01-18

**LEAD AGENCY:**

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M) A S) B VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y ✓ N   

CARRIED: YES ✓ NO   

M) A S) B VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) (NS) A VOTE: A 5 N 0 WAIVED: Y ✓ N    

SCHEDULE P.H. Y\_\_N✓

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES\_\_\_NO\_\_\_

APPROVAL:

M) ASB VOTE: AS N 0 APPROVED: 5-9-2001

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y\_\_\_\_\_N\_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/04/2001	MUNICIPAL HIGHWAY	/ /	
REV1	05/04/2001	MUNICIPAL WATER	05/07/2001	APPROVED
REV1	05/04/2001	MUNICIPAL SEWER	/ /	
REV1	05/04/2001	MUNICIPAL FIRE	05/04/2001	APPROVED
REV1	05/04/2001	NYS DOT	/ /	
ORIG	01/05/2001	MUNICIPAL HIGHWAY	01/10/2001	APPROVED
ORIG	01/05/2001	MUNICIPAL WATER	01/10/2001	APPROVED
ORIG	01/05/2001	MUNICIPAL SEWER	05/04/2001	SUPERSEDED BY REV1
ORIG	01/05/2001	MUNICIPAL FIRE	01/08/2001	APPROVED
ORIG	01/05/2001	NYS DOT	05/04/2001	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd  
O [Disap, App:

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/2001	P.B. APPEARANCE	CONCEPTUALLY OK'D
01/03/2001	WORK SESSION	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLIC
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	01/05/2001	LEAD AGENCY DECLARED	/	/
ORIG	01/05/2001	DECLARATION (POS/NEG)	/	/
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/	/
ORIG	01/05/2001	PUBLIC HEARING HELD	/	/
ORIG	01/05/2001	WAIVE PUBLIC HEARING	/	/
ORIG	01/05/2001	AGRICULTURAL NOTICES	/	/





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** BORDEN (CARPET MILL OUTLET) SITE PLAN AMENDMENT  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 35 – BLOCK 1 – LOTS 54.1 & portion 53.21  
**PROJECT NUMBER:** 01-19  
**DATE:** 10 JANUARY 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES A 6000 S.F. ADDITION TO THE  
EXISTING RETAIL FACILITY.

1. This is a follow-up application to the lot line change application submitted to the Board. This application cannot be considered unless the lot line change is approved. The property is located in the C zone, with the area of the addition in the R-5 zone. Overlap of the retail use into the R-5 zone is permitted for a distance of 30 ft., per Section 48-6 (D) of the Zoning Code.

The existing lot has existing non-conformances. Even with the lot line change is approved (with its inherent zoning compliance improvement), this site plan application will require ZBA action since some compliance conditions are being made worse by this site plan application. As I understand the submission, the applicant is requesting the following variances:

**Continued Non-conformance  
Or Somewhat Improved**


Lot Area  
Lot Width  
Side Yard  
Both Side Yards

**Increased Non-Conformance  
Due to Site Plan Application**

Front Yard  
Building Height  
Parking

2. Once the applicant returns from the ZBA, I will continue a detailed review of the application and site plan.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

RESULTS OF P.B. MEETING OF: January 12, 2001

**PROJECT:** Carpet Mill L.L.C. **P.B.#** 01-18

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: YES NO

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ WAIVED: Y\_\_\_N\_\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: YES NO

APPROVAL:

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ APPROVED:\_\_\_\_\_

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

Conceptually reviewed - OK

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT  
#21-2001**

01/08/2001

Carpet Mill Outlet <sup>H</sup> 01-18

Received \$ 50.00 for Planning Board Fees, on 01/08/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 1-18

NAME: SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK. #4632	PAID		400.00	
			-----	-----	-----
		TOTAL:	0.00	400.00	-400.00



P.B.# 01-18 ESCROW

CARPET MILL OUTLET

294 WINDSOR HWY. RT. 32

NEW WINDSOR, NY 12553

342-3091

4632

1-108/210

DATE

12/15/00

PAY TO THE  
ORDER OF

Town of New Windsor \$ 400.00

Four Hundred dollars 00/100

DOLLARS

Security features  
included.  
Details on back.

HSBC



HSBC Bank USA, Middletown, NY 10941

Vern E. Barker

FOR

⑆021001088⑆496140125⑆ 4632

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: May 4, 2001**

**SUBJECT: Borden Lot Line Change**

**Planning Board Reference Number: PB-01-18**

**Dated: 4 May 2001**

**Fire Prevention Reference Number: FPS-01-025**

**A review of the above referenced subject lot line change was conducted on 4 May 2001.**

**This lot line change is acceptable.**

**Plans Dated: 2 May 2001 Revision 1**

A handwritten signature in black ink, appearing to read 'R. Rodgers', is positioned above the printed name.

**Robert F. Rodgers**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-18

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

MAY - 4 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Seymour & Terri Borden has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Notify water dept. if any change in  
water service.

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE

John D. D. U. 5-7-01  
WATER SUPERINTENDENT \_\_\_\_\_ DATE

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 01-18  
WORK SESSION DATE: 2 May 01 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plan  
PROJECT NAME: Carpet Mill 4c  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Greg Shaw  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

⇒ Hewill show lot related  
variances on  
survey plan.

pbwsform 10MJE98

X CLOSING STATUS 5/9  
Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HAZARDOUS~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 09 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

**01-18**

DATE PLAN RECEIVED:

RECEIVED

JAN - 5 2001

The maps and plans for the Site Approval

Subdivision

as submitted by

for the building or subdivision of

has been

reviewed by me and is approved ☒

~~Subject to~~

disapproved ☐

If disapproved, please list reason

Shirley Hall  
HIGHWAY SUPERINTENDENT

01/10/01  
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-18**

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

JAN - 5 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Seymour & Terri Borden has been

reviewed by me and is approved ☒ \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available. Notify water dept.  
for location.

HIGHWAY SUPERINTENDENT DATE

S. J. D. D. 1-10-01  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

**INTER-OFFICE CORRESPONCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: January 8, 2001**

**SUBJECT: Border Lot Line Change**

**Planning Board Reference Number: PB-01-18**

**Dated: 5 January 2001**

**Fire Prevention Reference Number: FPS-01-003**

**A review of the above referenced subject lot line change was conducted on 8 January 2001.**

**This lot line change is acceptable.**

**Plans Dated: 20 December 2000**



**Robert F. Rodgers  
Fire Inspector**

**RFR/dh**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 09 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

**01-18**

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

JAN - 5 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved ☒

~~Subject to~~

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

Henry Hall  
HIGHWAY SUPERINTENDENT

01/10/01  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Rout.  
New Windsor, New York  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 183  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3  
1-3

TOWN/VILLAGE OF

New Windsor

P/B

**01-18**

WORK SESSION DATE:

3 Jan 01

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

full app

PROJECT NAME:

Carpet Mill S/P + 4/c

PROJECT STATUS:

NEW ☒ OLD

REPRESENTATIVE PRESENT:

Greg Shaw / w BH

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

☒  
☒  
☒  
☐  
☐  
☐

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- dc Bulk OK
- need ZBA
- 2<sup>nd</sup> pre-ext var. req.
- 3<sup>rd</sup> ~~var~~ ~~var~~ ~~var~~

Myra

List both S/P & 4/c with  
4/c listed after S/P on agenda

CLOSING STATUS

Set for agenda

☒ possible agenda item

Discussion item for agenda

☒ ZBA referral on agenda

pbwsform 10MJE98



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 35 Block 1 Lots 53.21 AND 54.1

1. Name of Project SEYMOUR BORDEN & TERRI BORDEN LOT LINE CHANGE

TAX LOT 53.21 2. Owner of Record \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

TAX LOT 54.1 OWNER/  
3. Name of Applicant SEYMOUR & TERRI BORDEN Phone 342-3091

Address: 84 SYCAMORE DRIVE MIDDLETOWN N.Y. 10940  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 566-6650

Address: 407 SOUTH PLANK ROAD UNIT 3 NEWBURGH, N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

WILLIAM B. HILDRETH, L.S. 566-6650  
(Name) (Phone)

7. Project Location:

On the WEST side of WINDSOR HIGHWAY 1100± feet  
(Direction) (Street) (No.)  
SOUTH of WILLOW LANE  
(Direction) (Street)

8. Project Data: Acreage TAX LOT 54.1 0.52  
TAX LOT 53.21 30.90 Zone C School Dist. NCS

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9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☐ No ☒

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) TRANSFER OF 10,858 S.F. FROM TAX LOT 53.21 TO TAX LOT 54.1

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

18 DAY OF December 2000

Brenda L. Bennie

NOTARY PUBLIC

BRENDA L. BENNIE  
Lic. #018E5075436

Notary Public, State of New York  
Qualified in Ulster County  
My Commission Expires 03/31/01

[Signature]

APPLICANT'S SIGNATURE

SEYMOUR BORDOWITZ

Please Print Applicant's Name as Signed

\*\*\*\*\*  
TOWN USE ONLY RECEIVED

JAN - 5 2001  
DATE APPLICATION RECEIVED

01-18

APPLICATION NUMBER  
B.P. #

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

D. SAMUEL KAUFMAN / Joseph Kaufman deposes and says that he resides  
(OWNER) PROPERTIES OF NEW WINDSOR

at 5 QUICKWAY RD UNIT 2d Monroe NY 10930 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 35 Block 1 Lot 53.21)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

SEYMOUR BORDEN 84 SYCAMORE DRIVE MIDDLETOWN, N.Y. 10940  
(Applicant Name & Address, if different from owner)

GREVAS & HILDRETH, L.S., P.C. 407 SOUTH PLANK RD. UNIT 3 NEWBURGH, N.Y. 12550  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12-18-00

Maui Murray  
Witness' Signature

[Signature]  
Owner's Signature

[Signature]  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**01-18**



**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

SEYMOUR BORDEN, deposes and says that he resides  
(OWNER)

at 84 SYCAMORE DRIVE, MIDDLETOWN, N.Y. 10940 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 35 Block 1 Lot 54.1)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

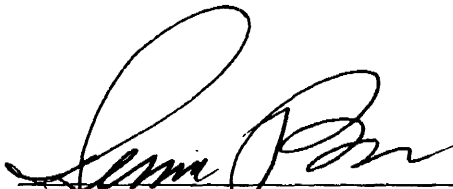
the foregoing application and that he authorizes:

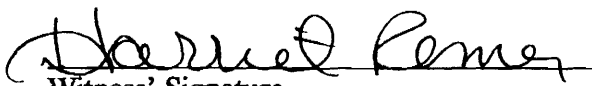
\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

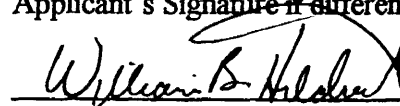
GREVAS & HILBRETH, L.S.P.C. 407 SOUTH PLANK RD. UNIT 3 NEWBURGH, N.Y. 12550  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12/15/00

X   
Owner's Signature

  
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner  
  
Representative's Signature

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REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
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**TOWN OF NEW WINDSOR PLANNING BOARD**  
**SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. ✓ Name and address of Owner.
3. ✓ ~~Subdivision~~ <sup>LOT LINE CHANGE</sup> name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \*15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. N/A Include existing or proposed easements.
20. N/A Right-of-way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

*LOT LINE CHANGE*  
THE PLAT FOR THE PROPOSED ~~SUBDIVISION~~ HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Alden, L.S. 12/15/00  
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>SEYMOUR &amp; TERRI BORDEN</u>		2. PROJECT NAME <u>SEYMOUR BORDEN &amp; TERRI BORDEN LOTLINE CHANGE</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF WINDSOR HIGHWAY (RT. 32) 1100±' <del>WEST</del> SOUTH OF WILLOW AVENUE</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>TRANSFER OF 10,858 S.F. OF LAND FROM ONE ADJOINING PARCEL TO ANOTHER</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>0.25</u> acres Ultimately <u>0.25</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>SEYMOUR &amp; TERRI BORDEN</u>		Date: <u>12/15/00</u>	
Signature: <u>William B. Hildner, L.S. (PREPARED)</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:    C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:    C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:    C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:    C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:    C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:    C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:    	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	<hr/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	
Date	

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*THIS PROPERTY IS NOT IN A FLOOD ZONE.*

*William B. Hildner*

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01-18





# **LOT LINE CHANGE PLAN** SCALE: 1"=100'

## **LOT LINE CHANGE NOTES**

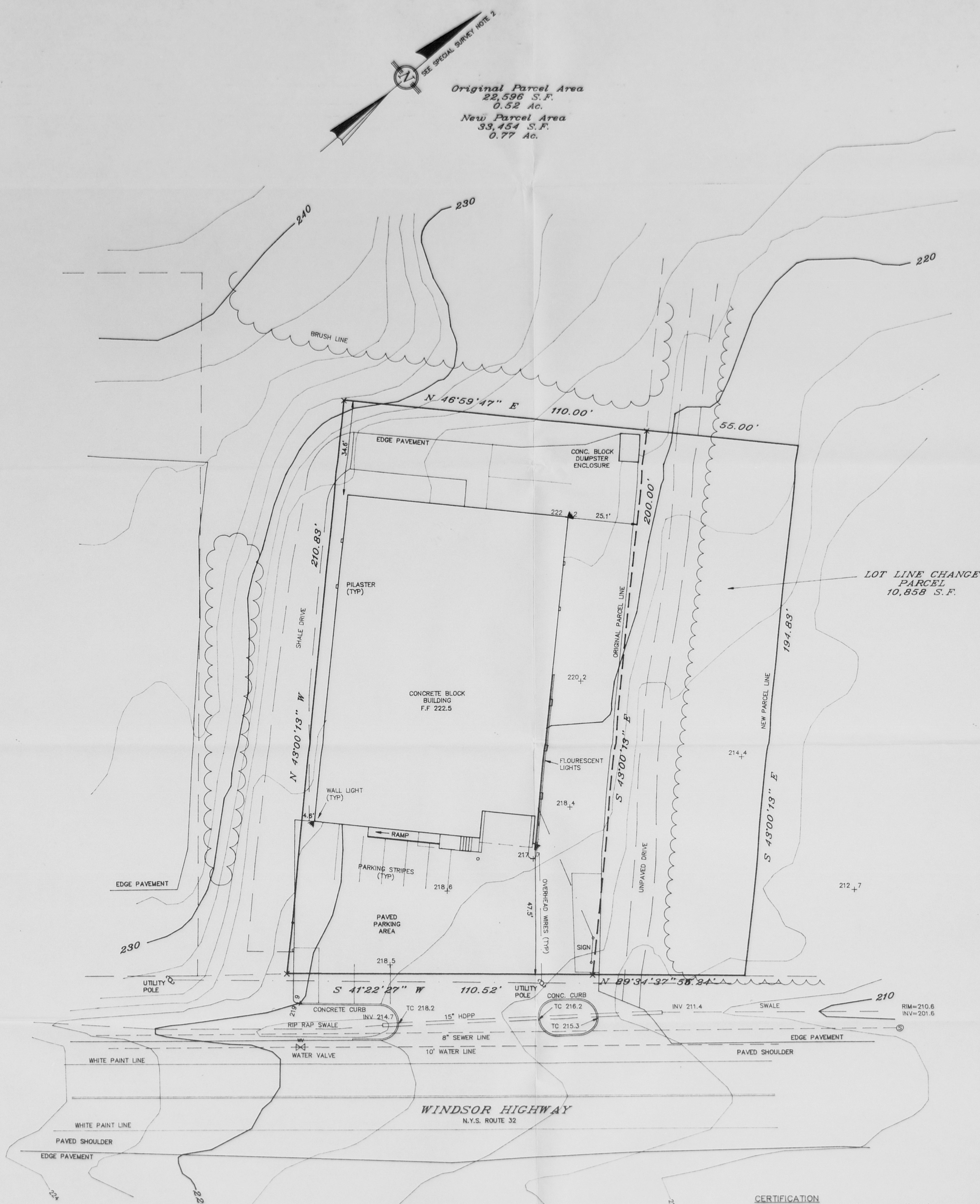
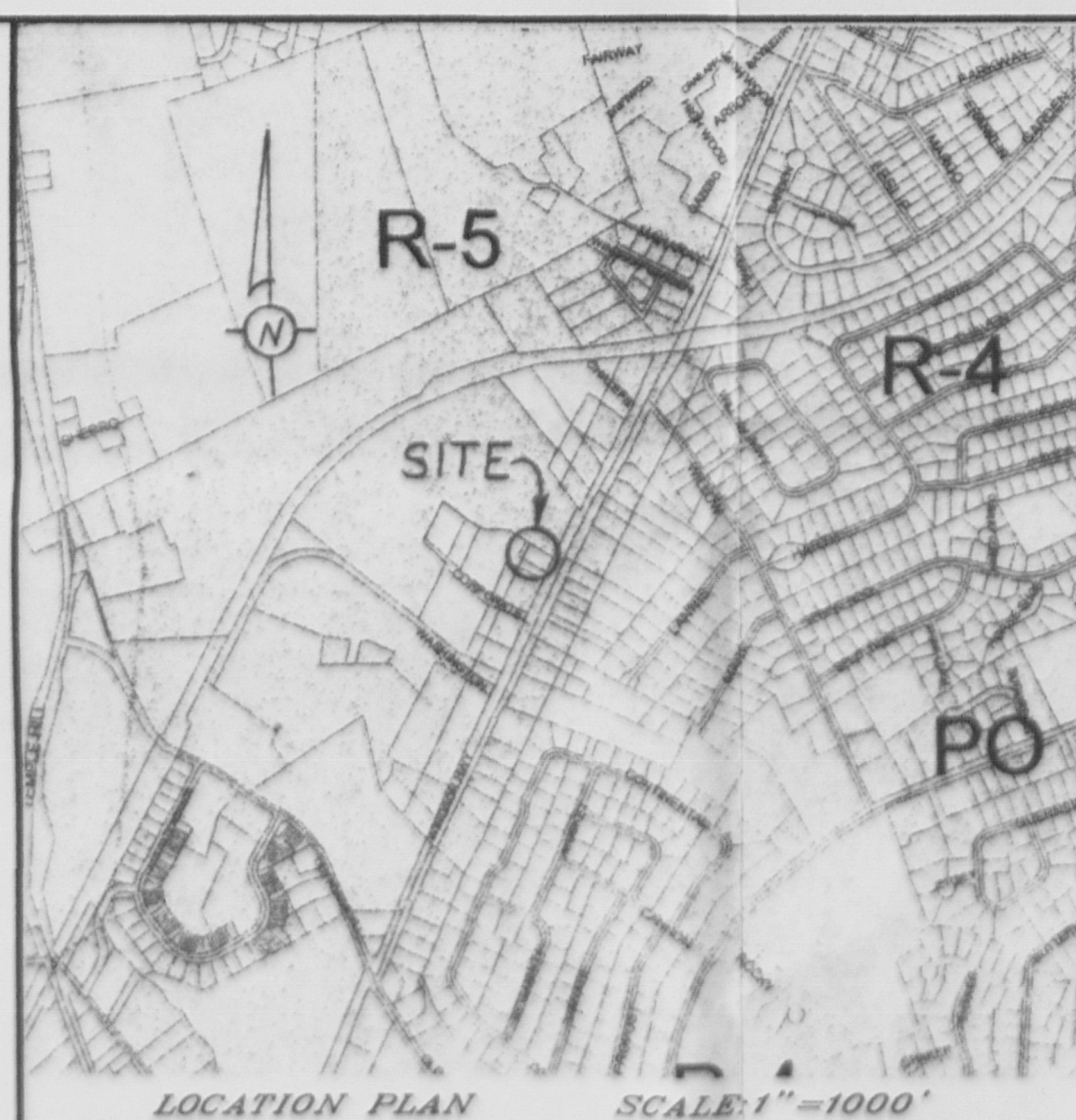
1. BEING A LOT LINE CHANGE BETWEEN LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 35 BLOCK 1 LOT 53.21 AND LOT 54.1. DEED OF RECORD FOR TAX LOT 53.21: LIBER 2392 PAGE 234. DEED OF RECORD FOR TAX LOT 54.1: LIBER 2392 PAGE 234.
2. APPLICANT/OWNER TAX LOT 54.1: SEYMOUR AND TERRI BORDEN 84 SYCAMORE DRIVE MIDDLETOWN, NEW YORK 10940 OWNER TAX LOT 53.21: SAMUEL AND JOSEPH KAUFMAN 5 QUICKWAY ROAD, UNIT 201 MONROE, NEW YORK 10950
3. THE PURPOSE OF THE LOT LINE CHANGE IS TO CONSTRUCT A 6,000 S.F. WAREHOUSE ADDITION TO THE EXISTING BUILDING ON TAX LOT 54.1. A SEPARATE APPLICATION FOR PLANNING BOARD APPROVAL WILL BE MADE FOR THE ADDITION.
4. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
5. SUBJECT PARCELS ARE LOCATED IN "C" AND "R-5" ZONES.
6. THIS PLAN WAS PREPARED PRIOR TO THE RECEIPT OF A TITLE REPORT OR ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.

LOT AREA	REQUIRED (C)A TAX LOT 54.1
40,000 S.F.	200'
LOT WIDTH	60'
FRONT YARD SETBACK	30'/70'
SIDE YARD SETBACK	N/A
REAR YARD SETBACK	30'
STREET FRONTAGE	N/A
BLDG. HEIGHT (12"/FT)	4'
FLOOR AREA RATIO	0.5
MIN. FLOOR AREA	N/A
DEV. COVERAGE	N/A

## **ZONE BULK TABLE**

REQUIRED (C)A TAX LOT 54.1	PROVIDED AFTER LOT LINE CHANGE	VARIANCE OBTAINED FROM ZBA	REQUIRED (R-5) MAX TAX LOT 53.21	PROVIDED AFTER LOT LINE CHANGE
40,000 S.F.	33,454 S.F.	**6,546 S.F.	20 ACRES	30.65 ACRES
200'	165.80'	**35'	300'	300.45'
60'	*47.5'		100'	(VACANT LAND)
30'/70'	*4.8'/80.1'		100'/200'	(VACANT LAND)
N/A	34.6'		100'	(VACANT LAND)
N/A	*18'		50'	(VACANT LAND)
0.5	0.42		N/A	(VACANT LAND)
N/A	N/A		N/A	(VACANT LAND)
N/A	N/A		20%	(VACANT LAND)

\*PRE-EXISTING NON-CONFORMING CONDITION  
\*\*BULK VARIANCES GRANTED FOLLOWING A PUBLIC HEARING HELD ON 26 MARCH 2001



## **GENERAL SURVEY NOTES**

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

## **SPECIAL SURVEY NOTES**

1. BEING A SURVEY OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 35 BLOCK 1 LOT 54.1. DEED OF RECORD: LIBER 2392 PAGE 234.
2. SURVEYED IN ACCORDANCE WITH DEEDS AND MAPS OF RECORD, PHYSICAL MONUMENTATION FOUND AT THE TIME OF THE SURVEY AND PREVIOUS SURVEYS OF ADJOINING PROPERTIES PERFORMED BY THE UNDERSIGNED. DIFFERENCES BETWEEN DEED BEARINGS AND THOSE SHOWN HEREON RESULTED FROM FIELD SURVEY DATUM BEING USED.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON RESULTED FROM GROUND CONTROLLED AERIAL MAPPING AND FIELD SURVEY COMPLETED ON 30 OCTOBER 2000. ELEVATION DATUM: U.S.G.S. CONTOUR INTERVAL: TWO (2) FEET.
4. OFFSETS SHOWN ARE AT RIGHT ANGLES TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.
5. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF SURVEY.
6. THIS PLAN WAS PREPARED PRIOR TO THE RECEIPT OF A TITLE REPORT OR ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO EASEMENTS AND OTHER GRANTS NOT VISIBLE, IF ANY.

## **SURVEY PLAN** SCALE: 1"=20'

### **OWNERS CONSENT**

I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE.

*Samuel Kaufman*  
OWNER TAX LOT 54.1

### **OWNERS CONSENT**

I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE.

*Terri Borden*  
OWNER TAX LOT 53.21

## **PLANNING BOARD APPROVAL**

APPROVAL GRANTED BY TOWN OF NEW WINDSOR	
DATE: 7-7-2001	
By: <i>James P. J....</i>	Chairman
By: <i>John...</i>	Secretary
PLANNING BOARD NO. 01-18	

SEYMOUR BORDEN & TERRI BORDEN	
DATE: 5/2/01	DESCRIPTION: APPROVAL OF
26 MARCH 2001	Checked: <i>...</i>
	Scale: As Shown
	Date: 20 Dec 2000
	Job No: 00-066

CERTIFICATION  
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 30 OCTOBER 2000 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.  
CERTIFIED TO: Seymour Borden  
Terri Borden



RECEIVED  
MAY - 5 2001

01-18